

County Islands

Overview

County Islands consists of small, non-contiguous unincorporated areas surrounded by the cities of San Diego and National City. These three separate areas—Miramar, Greenwood and Lincoln Acres—consist of a horsebreeding stable, a portion of a cemetery, and single-family residences and cemetery respectively.

There are no planned commercial or industrial lands located within the County Islands.

Key Issues

- Small, non-contiguous areas surrounded by city jurisdictions
- Existing agricultural use is incompatible with surrounding uses

Planning Group Direction

There is no Planning or Sponsor Group representation for this area.

**Additional Staff Analysis/
Recommendations**

Prior to the Planning Commission hearing, staff had recommended a split designation on the Miramar County Island for high-density housing and Office Professional, to resolve future land use conflicts with the existing agricultural use and surrounding uses. However, staff is in agreement with the Planning Commission that the established, renowned equestrian facility should be recognized and that future-planning efforts should take place with the neighboring jurisdiction.

**Planning Commission
Recommendations**

The Planning Commission recommended a designation of (RL-20) Rural Lands, one dwelling unit per 20 acres for item number 1. The Commission was concerned with the proposed high-density designation and the existing traffic congestion on Interstate 15. Additionally, the Commission wanted to retain the existing land use and felt that future-planning efforts should coincide with any planning efforts put forth by the surrounding neighborhood of Scripps Ranch.

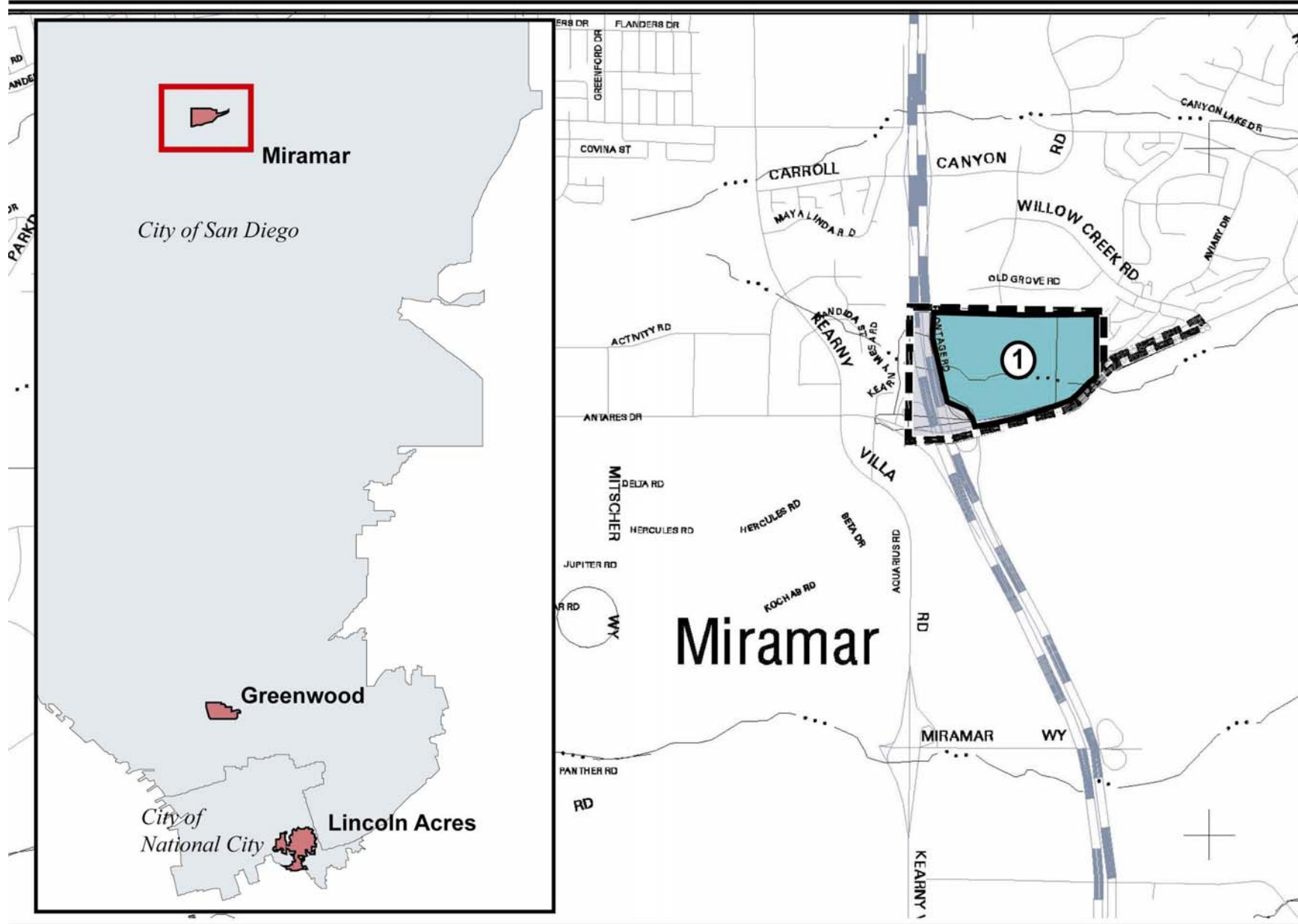
ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	7	1	(6)	0	(7)
Industrial	2	1	(1)	0	(2)
Office	2	0	(2)	0	(2)

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

County Islands (Miramar)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> Concur with Planning Commission</p> <p><u>Planning Commission</u> (RL-20) Rural Lands</p>	No recommendation submitted	No recommendation submitted	<p><i>Total Area:</i> 76.4 acres</p> <p><i>Current Use:</i> Miramar Saddlebreds</p> <p><i>Existing GP:</i> (22) Public/Semi-Public Lands</p>	<ul style="list-style-type: none"> Recognizes existing agricultural land use Recognizes that future planning efforts should be considered by surrounding jurisdiction